

# The Year in Review

**T**he Renaissance was historically a revival of culture, science and the arts in Europe after a dark period of conflict and servitude. In the Meadowlands, we like to say a renaissance is afoot here too.

After more than 20 years of battle between the Meadowlands stakeholders, peace has broken out and environmentalists, businesses, mayors, and a range of state and federal agencies have come together behind the New Jersey Meadowlands Commission's Master Plan, a vision for the future that all of the stakeholders authored together and put in place at the beginning of 2004. Since then, there has been a flowering of broad new initiatives taking the New Jersey Meadowlands Commission from a relatively narrow regional zoning and waste management agency to an instrument for regional innovation and fast-paced revival in all facets of community life.

After the Master Plan's approval in January 2004, the Commission launched a bundle of four broad areas

of work aimed at aiding municipalities, improving environmental stewardship, jumpstarting economic success with one eye on eco-tourism, and honing the special services of the NJMC.

MAGNET, the Meadowlands Area Grants for Natural and Economic Transformation, solidified these four areas into a five-year funding plan in December 2005. It ensures that the early progress rooted in the Master Plan and the NJMC's broader roll in the District will result in the full development of the region's potential.

Within this annual report's pages, divided by the NJMC's six divisions, details on the work in these four policy areas are laid out and the projects and programs that animate them are explained. The reader will note that a great deal has been achieved in a short time. This is the pace we have set, and we believe next year's annual report will show our ability to commit to this higher standard of public service.



*Aerial view of the Meadowlands.*



*Mill Creek Point, Secaucus.*





*Harrier Meadow, North Arlington.*



*Cormorants perching on an old tide gate.*



*A NJMC pontoon boat touring the Hackensack River.*



# Finance and Management

The 28 employees of the NJMC's Finance and Management Division maintain the agency's budget, carry out its accounting, and ensure that operations are performed efficiently. In addition, this division operates the Meadowlands District's tax sharing formula and, perhaps most importantly to Meadowlands residents, oversees the new MAGNET program and the funds it provides to the NJMC's four-pronged support for District-wide revitalization.

## *Milestones of 2004-2005:*

### **MAGNET**

In December 2004, the New Jersey Meadowlands Commission's Board of Commissioners approved a five-year funding plan called MAGNET, or Meadowlands Area Grants for Natural and Economic Transformation. It calls for \$32 million to foster continued revitalization in the Meadowlands.



*Robert Ceberio, Executive Director of the NJMC, answers questions on MAGNET.*

The plan directs future revenue to serve the NJMC's four major policy areas: a \$13.24 million Municipal Fund, a \$13.24 million Environmental Fund, a \$2.5 million Economic Development Fund and a \$3.5 million Commission Capital Improvement Fund.

- **The Municipal Fund:** Provides continued tax relief through the Municipal Assistance Program (MAP). This money helps municipalities purchase key vehicles and equipment to be used by all 14 District communities, supports flood control and provides scholarships and money for senior citizen programs.
- **The Environmental Fund:** Provides resources to protect and restore wetlands and open space, develop new trails and parks, and finance important research.

- **The Economic Development Fund:** Underpins a new Meadowlands Employment Opportunity Center to generate new jobs, the Meadowlands Liberty Convention and Visitors Bureau and a Transportation Planning





District to disentangle the transportation chokepoints in the District.

- **The Commission Capital Improvement Fund:** Will provide monies for NJMC program development and public resources. Funding will be set aside to develop a new Science Center and Observatory in Lyndhurst, promote environmentally friendly building practices District-wide as well as in all Commission facilities, and create a Satellite Environment Center and Wetlands Research Center in Secaucus.



*Kearny Marsh.*



*A view of the Meadowlands.*

### ***Institute for Meadowlands Studies (IMS) at Rutgers University:***

Underpinning the economic development part of the four-policy areas, the first-ever Meadowlands Economic Conference and Summit was convened in December at the NJMC headquarters in Lyndhurst by Rutgers University's new Institute for Meadowlands Studies. Highlights of the event included a new economic agenda and new research on the importance of the 32-square-mile District.

NJMC Chair and New Jersey Department of Community Affairs Commissioner Susan Bass Levin used her keynote speech to call on attendees to consider the development of an International Trade Zone in the Meadowlands. Currently, the Institute for Meadowlands Studies is examining the Koppers Coke portion of Kearny as a possible location. The Institute also is conducting fiscal impact assessments on various aspects of the new Meadowlands Master Plan as well as demographic research.



# Finance and Management

## Municipal Assistance Program

Supporting the municipal portion of the four-part policy goals - and pre-dating MAGNET - the NJMC's Finance and Management Division disburses grants allotted by the Board of Commissioners to municipalities through the Municipal Assistance Program (MAP). This fund was established by the Board of Commissioners to assist the 14 Meadowlands municipalities (*Carlstadt, East Rutherford, Jersey City, Kearny, Little Ferry, Lyndhurst, Moonachie, North Arlington, North Bergen, Ridgefield, Rutherford, Secaucus, South Hackensack and Teterboro*) providing a better quality of life for residents.

In the first few months of 2005, the NJMC's Board of Commissioners allocated \$1.5 million in municipal grants. In 2004 they allocated \$2 million. Since MAP's creation in 2002, \$12 million in grants have been allocated.

Some of the items supported by the 2004 and 2005 grants include:

- Support for the construction of the 15-mile Secaucus Greenway.
- A study of transportation solutions to un-clog Secaucus roads.
- Drainage improvements



*Moonachie Mayor Fred Dressel and NJMC Chair Susan Bass Levin with members of the Moonachie Rescue Squad display the new ambulance provided by the Municipal Assistance Program.*

for Mill Ridge Road in Secaucus.

- Two portable pumps for Penhorn Creek in Secaucus and North Bergen.
- Flood control in Moonachie.
- Fire Department Rescue Equipment for Lyndhurst.
- Tidegate repair in Rutherford.
- Investigation of unregulated waste operations in North Bergen.
- A flood study on Wolf Creek in Ridgefield.
- Library furnishings and

computers for Little Ferry.

- A van-mounted pipe inspection system for the shared Meadowlands Municipal Equipment Co-op.
- A U.S. Army Corps flood control study.
- Analysis of municipal technologies by Rutgers University.
- 400 trees to celebrate Arbor Day.



## STATEMENT OF ACTIVITIES GOVERNMENTAL FUNDS December 31, 2004

### Funding Sources

Fees & Charges	1,332,440
Solid Waste Overhead	5,563,115
Methane & Dredge Revenues	4,062,405
Other Revenues	6,858,615

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<b>Total Funding Sources</b>	<b>17,816,575</b>
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### Expenditures

Environment Center Operations	1,645,194
Commission Operations	12,591,007
Contributions to Operating Reserves & Environmental Improvement Program	3,580,374

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<b>Total Expenditures</b>	<b>17,816,575</b>
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## SOLID WASTE OPERATIONS STATEMENT OF REVENUES AND EXPENSES December 31, 2004

Operating Revenue	23,719,295
Non-Operating Revenues	347,428

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<b>Total Revenues</b>	<b>24,066,723</b>
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### Operating Expenses

Landfill Operations	4,173,973
Payments to County Utility Authorities	3,382,968
General Operating	12,841,077
Other Expenses	3,428,533

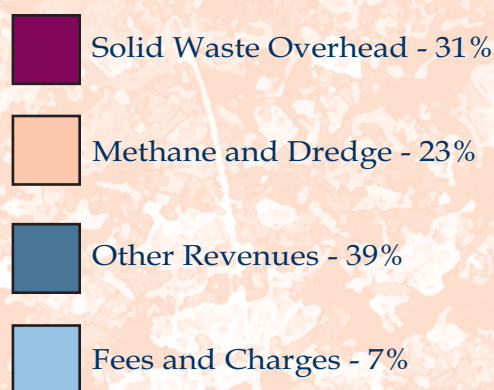
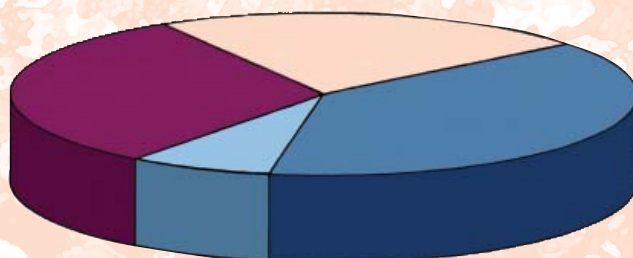
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<b>Total Operating Expenses</b>	<b>23,826,551</b>
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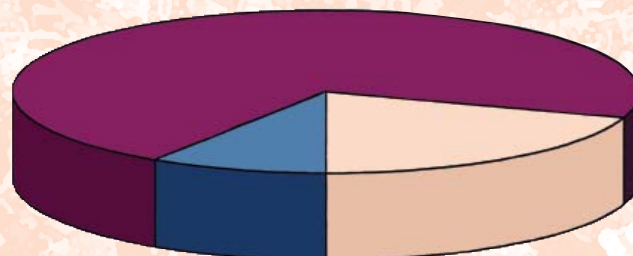
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<b>Change in Net Assets</b>	<b>240,172</b>
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### GOVERNMENTAL FUNDS - REVENUES



### GOVERNMENTAL FUNDS - EXPENDITURES





# Land Use Management

**T**he Land Use Management Division's 28 employees are organized into two groups. One group is responsible for establishing and enforcing the zoning and subdivision regulations of the Meadowlands District. The second group is responsible for enforcing New Jersey's Uniform Construction Code. Together they preside over the primary land use regulations that govern the 32 square-mile Meadowlands District. Redevelopment and changes to a property are all checked by this department against the new Meadowlands Master Plan, its underpinning regulations, and statewide regulations ensuring orderly development.

## *Milestones of 2004-2005:*

### **Redevelopment Areas**

The hottest zones for economic growth in the Meadowlands are the District's 10 redevelopment areas. These plots range in size from the 2.5-acre Vincent Place Area in Teterboro, to the 1,350-acre Meadowlands Golf Course Redevelopment Area stretching from Rutherford to Kearny. Together they total 3,078 acres with potential redevelopment amounting to \$5.6 billion in investment over the next 25 years, the creation of 56,250 new permanent jobs, and more than \$73 million in positive fiscal impacts for the District's 14 municipalities.

Four of these redevelopment zones are seeing rapid movement:

- Route 3 LLC is moving to build two residential buildings on long-vacant land and preserve a large area of wetlands in East Rutherford.
- Avalon Bay Communities is moving forward with plans for a residential development on the site of a dilapidated car dealership in Lyndhurst and will tackle longstanding infrastructure and flooding issues at that site.
- The Secaucus Transit Village site has an official redeveloper, Fraternity Meadows LLC, for its residential section and plans for that site are expected to move forward.
- Phase I of the Meadowlands Golf Redevelopment Project is forging ahead with EnCap Golf Holdings continuing intensive remediation of landfills that had been left open to the environment for many years and will be transformed to a golf resort destination.

### **Flood Management**

New Jersey Meadowlands Commission Chair and Commissioner of the New Jersey Department of Community Affairs Susan Bass Levin announced in October 2004, the formation of a taskforce to establish a District-wide anti-flooding plan.

The NJMC brought together residents and business owners who experience serious flooding problems, municipal officials, the Meadowlands Regional Chamber of Commerce, environmental advocates, appropriate government agencies, and all other stakeholders to work on a Floodplain Management Plan.

The resulting plan is to be submitted to the NJMC's Board of Commissioners by the end of the summer of 2005.